

Department of Planning and Zoning

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TO: Development Review Board
FROM: Ken Lerner
DATE: September 16, 2014
RE: 15-0054CA/CU, 711 Riverside Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RM Ward: 2
Date application accepted: July 11, 2014
Applicant/ Owner: Burlington Housing Authority
Request: Conditional use to establish and construct a six bedroom Community House with attached one bedroom apartment.

Background:

- Vacant parcel with no permits on file.
- As parking is proposed to be provided at 693-697 Riverside, an adjacent property in common ownership ZP 15-0053CA was approved to reconfigure and repave existing parking lot.

This application was reviewed by the Design Advisory Board on August 12, 2014. It was approved to refer to the DRB on a 5-0 vote with the following recommendations:

1. Trash/recyclable handling in the garage.
2. The parking spaces to be used for the community house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity. Sign to be included designating 2 parking spaces for the project.
3. Utility meter location and screening – preferably on the east side of the building.
4. Written approval of the Erosion Prevention and Sediment Control (EPSC) Plan will need to be obtained from the City Stormwater Administrator.
5. Bicycle parking should be provided to some extent, possibly in the adjacent garage. There are storage rooms in basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

Overview: The existing vacant parcel is 0.20 acres in size. It is triangular shaped and located at the intersection of Riverside Avenue and Interval Avenue. The proposal is to construct a new building to be used as a six-bedroom community house as defined in the CDO. As per this definition a community house is a "residential dwelling unit". It will also contain one one caretaker bedroom apartment. Three parking spaces to support the community house are proposed to be

provided at the adjacent parcel, 693-697 Riverside Avenue, owned by Burlington Housing Authority.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

ARTICLE 3: APPLICATIONS AND REVIEWS

Part 3, Impact fees

As new residential construction, the project is subject to the payment of impact fees based on the new square footage. The final square footage is needed in order to calculate the fee. Note that there may be a waiver allowed under *Sec. 3.3.3(c), Exemptions and Waivers* for affordable housing.

(Affirmative finding as conditioned)

Part 5, Conditional Use & Major Impact Review:

Note that given the size of the project it is not subject to Major Impact Review, but only to the standard Conditional Use criteria.

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;
The construction of the community house in this developed neighborhood will have a small net increase in demand on community facilities. The new building will require a state wastewater permit. Impact fees to mitigate any impacts on facilities based on the new square footage of the residential use are required. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The property is located within the Residential Medium Density zone. This zone is intended primarily for single family homes and multi-family dwellings. Other "Special Use" residential uses are allowable and only a few other nonresidential uses are allowed as permitted or conditional uses in this zone. The community house is allowable as a conditional use in this zone. The area is mostly multi-family residential with some non-residential uses in the vicinity such as the former Benways taxi facility now a maintenance garage, the Boys & Girls Club and the Community Health Center. The project is consistent with Housing Choice place based theme highlighted in the adopted planBTV. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

Traffic patterns will slightly change, adding a few vehicles accessing the adjacent parking lot associated with the community house use. **(Affirmative finding)**

4. Bylaws then in effect;

As proposed and conditioned, the application can be found compliant with applicable bylaws. **(Affirmative finding as conditioned)**

5. Utilization of renewable energy resources;

Nothing within the application will prohibit the use of alternative or renewable energy resources. New construction will be required to meet all current energy efficiency standards. **(Affirmative finding as conditioned)**

6. Cumulative impacts of the proposed use:

As a housing facility to support transition for individuals to independent living, this provides a housing resource as per the Housing Choice theme. Community houses are required by ordinance, based on occupancy, to locate a minimum distance from each other thereby limiting any potential for an adverse cumulative impact. **(Affirmative finding)**

7. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts. (Not Applicable for a Community House)

8. may control the location and number of vehicular access points to the property, including the erection of parking barriers. Addressed in Sec. 6.2.2 below.

9. may limit the number, location and size of signs. No signage is proposed. Any signage would require a separate permit. Affirmative finding as conditioned. **(Affirmative finding as conditioned)**

10. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area. There are no specific measures needed as there is a resident manager on site at all times. **(Affirmative finding)**

11. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use. And 12. may specify hours of operation and/or construction to reduce the impact on surrounding properties. Construction is limited and addressed in conditions of approval. **(Affirmative finding as conditioned)**

13. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions. This is a requirement under the CDO. **(Affirmative finding as conditioned)**

14. may consider performance standards, should the proposed use merit such review. This is at the discretion of the DRB although given the residential use and the presence of the onsite caretaker none are necessary. **(Affirmative finding)**

15. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations. Approval of the building inspector and the conditions of approval herein are reasonable requirements that will provide the necessary safeguards. **(Affirmative finding as conditioned)**

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Sec. 5.4.4 Community House Community houses shall be considered a conditional use in any residential district and subject to all applicable provisions of Art 3, Part 5, and the site and design review standards in Art 6. In addition to conditional use standards, proposals for new community houses shall also comply with the following requirements:

- (a) Density shall not exceed 1 person per two hundred (200) square feet of gross floor area;
- (b) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable; and,
- (c) The minimum distance (lot line to lot line) between any two community houses shall not exceed the following:

<i>Total Occupancy (beds)</i>	<i>Distance (feet).</i>
<i>6 or less</i>	<i>0</i>
<i>7 – 12</i>	<i>500</i>
<i>13 – 20</i>	<i>1,000</i>
<i>21 or more</i>	<i>1,500</i>

The proposed community house is for six resident clients, thus the distance minimum distance applicable is zero. The findings herein address the conditional use and dimensional requirements of the underlying RM district. **(Affirmative finding as conditioned)**

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no significant natural features: **(Affirmative finding)**

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property, other than insuring that the clear sight triangle at the intersection of Riverside and Intervale avenues remains unobstructed. **(Affirmative finding)**

(d) Protection of important cultural resources

Vacant parcel with no know cultural resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

No alternative energy measures are included in the development proposal. The new building will have no adverse impacts on alternative energy potential on the subject or neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The site soils were tested and found to be clean despite previous underground tanks that have been removed. **(Affirmative finding)**

(g) Provide for nature's events

Building entrances are covered to protect occupants from the weather. The proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan will be provided. That plan is subject to review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

(h) Building location and orientation

The proposed building is located with its primary entrance facing Riverside Avenue. It is consistent with the existing street edge along this portion of Riverside Avenue. Its front entrance is readily identifiable from the street. A secondary entrance is located on the east side to provide access from the adjacent parking. **(Affirmative finding)**

The front façade includes a single pedestrian entryway via a porch with an overhanging roof that includes recessed lighting in the ceiling of the overhang. This entry is recessed from the front face of the building. **(Affirmative finding)**

(i) Vehicular access

There are no curb cuts on the subject parcel. Vehicles associated with the use access the adjacent parking from Intervale Avenue on the 693-697 Riverside property, as previously approved under ZP 15-0053CA. **(Affirmative finding)**

(j) Pedestrian access

The front entry of the proposed community house faces the Riverside Avenue and will be connected to the public sidewalk system with a walkway. A walkway from the adjacent parking provides access, including he access, to a second pedestrian doorway on the east side of the building. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap accessibility is evident in this proposal via both the south and east entryways. A he parking place is located approximately 20 feet from the east entryway. **(Affirmative finding)**

(l) Parking and circulation

Parking required for the proposed community house = $0.75 \text{ spaces (shared use)} + 1 \text{ (1 bedroom unit)} = 1.75 = 2 \text{ spaces required}$. Three spaces on the adjacent property, 693-697 Riverside Ave., are proposed for use by the community house. This adjacent parcel contains a six unit residential building and a maintenance garage. There are nine spaces on that parcel; six are required for the residential unit leaving three spaces available. Two or three spaces to be used for the community

house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity. **(Affirmative finding as conditioned)**

Bicycle parking is not required but should nonetheless be provided to some extent. There are storage rooms in the basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

(Affirmative finding as conditioned)

(m) Landscaping and fences

Landscaping details have been provided. A stormwater detention area to capture and infiltrate roof runoff into the soil is provided at the west corner of the property. Impervious areas as proposed will total 31% of the property; 40% is the maximum permissible. A patio with pavers is proposed on the north side of the building for use by the occupants. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Affirmative finding)**

(o) Outdoor lighting

Outdoor lighting information has been provided. Cut sheets illustrate a down light wall mounted fixture and a recessed fixture under the entry canopies. **(Affirmative finding)**

(p) Integrate infrastructure into the design

Any new utility lines must be buried. Utility meters must be appropriately located on the side of the building and screened. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing of the proposed building with pitched shed roofs is fairly uniform and reads as a modern residential structure. It is 38 ft. wide by 57 ft. deep and two stories high; this is smaller than the adjacent six unit building and other buildings within the immediate area. The proposed building has a variety of exterior cladding – shingles and clapboards with flat pitched rooflines that break up the perceived massing. The building height is 24' to the highest point of the roof. This height is within the maximum allowed. **(Affirmative finding)**

2. Roofs and Rooflines

Pitched flat roofs are proposed. This roof form adds interest to the building design. **(Affirmative finding)**

3. Building Openings

Fenestration details are provided. The window specification sheets identify one-over-one double hung and casement windows. Trim is painted wood. Front and side fiberglass doors with two panels and a $\frac{3}{4}$ top are proposed. Entrances are covered. **(Affirmative finding)**

(b) Protection of important architectural resources

As noted above, the site is vacant and thus there are no architectural resources that are affected.
(Affirmative finding)

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The proposed community house is located seven feet from the sidewalk and in line with neighboring buildings. Its front entrance is clearly discernible. **(Affirmative finding)**

(e) Quality of materials
Exterior building materials consist of wooden shakes and clapboards and fiberglass windows and doors. Asphalt shingle roofing is proposed. Trim materials are painted wood. **(Affirmative finding)**

(f) Reduce energy utilization
The proposed construction must comply with the city's current energy efficiency requirements. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site
Any signs will require approval of a separate sign permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design
As noted above, utility meter locations need to be identified and should be located on the side of the building. No exterior mechanical equipment is included in the project plans. Trash handling also needs to be addressed as recommended by the Design Advisory Board. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure
The new building will be subject to current egress requirements. The basement is proposed to be finished, and egress will be provided by way of two stairways. The building is proposed to be fully sprinklered. **(Affirmative finding as conditioned)**

ARTICLE 8: PARKING

Minimum off-street parking requirements are discussed and calculated above under *Sec. 6.2.2 (l)*. **(Affirmative finding as conditioned)**

Part 2: Bicycle Parking

Table 8.2.5-1 Bicycle Parking Requirements

No bike parking is required but nonetheless should be provided. **(Affirmative finding as conditioned)**

ARTICLE 13 DEFINITIONS

Community House: A community house is a residential dwelling unit where individuals are not handicapped as per the Federal Fair Housing Act but where, due to the particular needs of the resident individuals, a joint living arrangement is necessitated and where the individuals are under sponsorship or care of a public, nonprofit, or for profit agency where the sponsor or

caretaker provides, or arranges for, the provision of varying degrees of personal supervision and/or care in a residential environment, such as a halfway house, a personal care residence, a community transitional facility, or any other such facility that provides such services. The following are not considered community houses: group homes, fraternities, sororities, dormitories, convents, communes, apartments, boarding and rooming houses, tourist homes, and hotels and motels. See Article 5 for specific provisions.

The project is being proposed to operate as a community house as defined herein.

II. Conditions of Approval

1. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
2. Any signs will require a separate permit.
3. Exterior construction shall be limited Monday-Friday 7:30 am – 6:00 pm. Saturday hours of construction shall be limited to interior work only.
4. Trash/recyclable handling, preferably in the adjacent garage, but must be specified subject to review and approval by staff.
5. **Prior to the release of the zoning permit**, the parking spaces to be used for the community house must be dedicated by a permanent legal instrument, as approved by staff in consultation with the City Attorney, to assure that they will remain committed to the subject property in perpetuity. The specific spaces shall be signed and identified as being dedicated for use by the community house.
6. Any new utility lines must be buried. Utility meter location and screening shall be specified; preferable location is on the east side of the building.
7. **Prior to the release of the zoning permit**, written approval of the Erosion Prevention and Sediment Control (EPSC) Plan will need to be obtained from the City Stormwater Administrator.
8. Weatherized bicycle parking should be provided to some extent in addition to the storage rooms in basement. Exterior short-term bike racks must be provided and are subject to review and approval by staff.
9. Standard Permit Conditions 1-15.

PROPOSED SITE INFORMATION

LOT 693-697

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 15,844 SF (0.364 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 7 UNITS (EXISTING: 6 UNITS)

LOT COVERAGE INFORMATION
EXISTING APARTMENT BUILDING = 2,208 SF
EXISTING GARAGE = 1,149 SF
APPROXIMATE LOT COVERAGE PER 1993 APPROVED SITE PLAN = 7,602 SF / 15,844 SF = 48%
PROPOSED WALKWAYS AND DRIVEWAY = 4,078 SF
PROPOSED LOT COVERAGE = 7,435 SF / 15,844 SF = 47%

PARKING INFORMATION
EXISTING 6 UNIT APARTMENT BUILDING = 6 PARKING SPACES REQUIRED
1 SPACE REQUIRED FOR PROPOSED COMMUNITY HOUSE - 3 SPACES PROVIDED
TOTAL SPACES = 7 SPACES REQUIRED - 9 SPACES PROVIDED (1 IN GARAGE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A

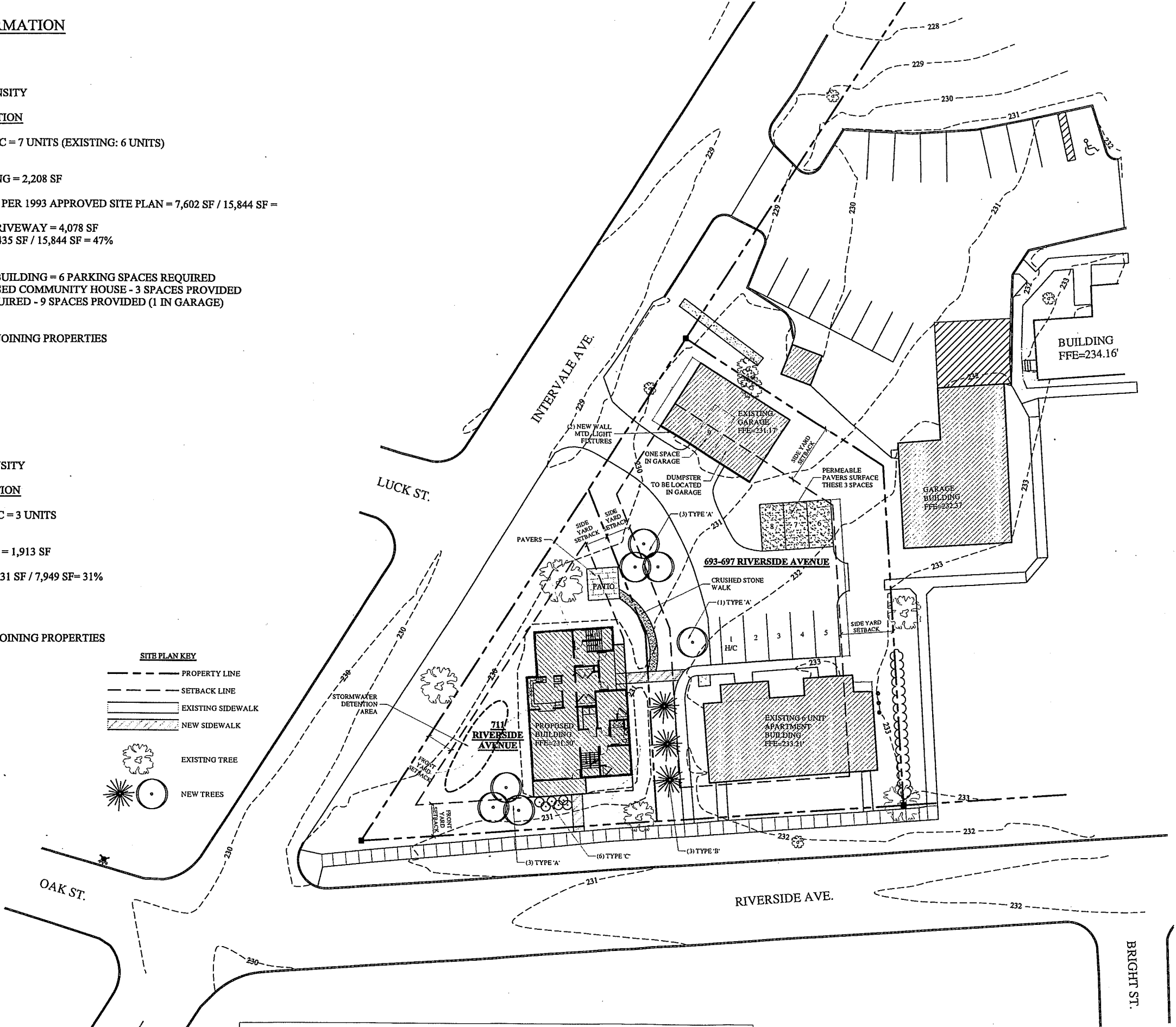
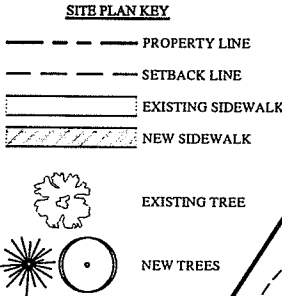
LOT 711

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 7,949 SF (0.182 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 3 UNITS

LOT COVERAGE INFORMATION
PROPOSED COMMUNITY HOUSE = 1,913 SF
PROPOSED WALKWAYS = 518 SF
PROPOSED LOT COVERAGE = 2,431 SF / 7,949 SF = 31% (40% ALLOWABLE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A



PLANTING SCHEDULE				
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
A	7	Gleditsia Triacanthos	Shademaster Thornless Honeylocust	1 1/2" to 2" Cal
B	3	Thuja occidentalis "Nigra"	American Arborvitae	5' to 6'
C	6	Syringa pubescens subsp.	Manchurian Lilac	24" to 30"

1 PROPOSED SITE PLAN
SCALE: 1"=20'

0 10' 20' 30'
SCALE FEET



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PROPOSED SITE PLAN

010

Community
House
711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

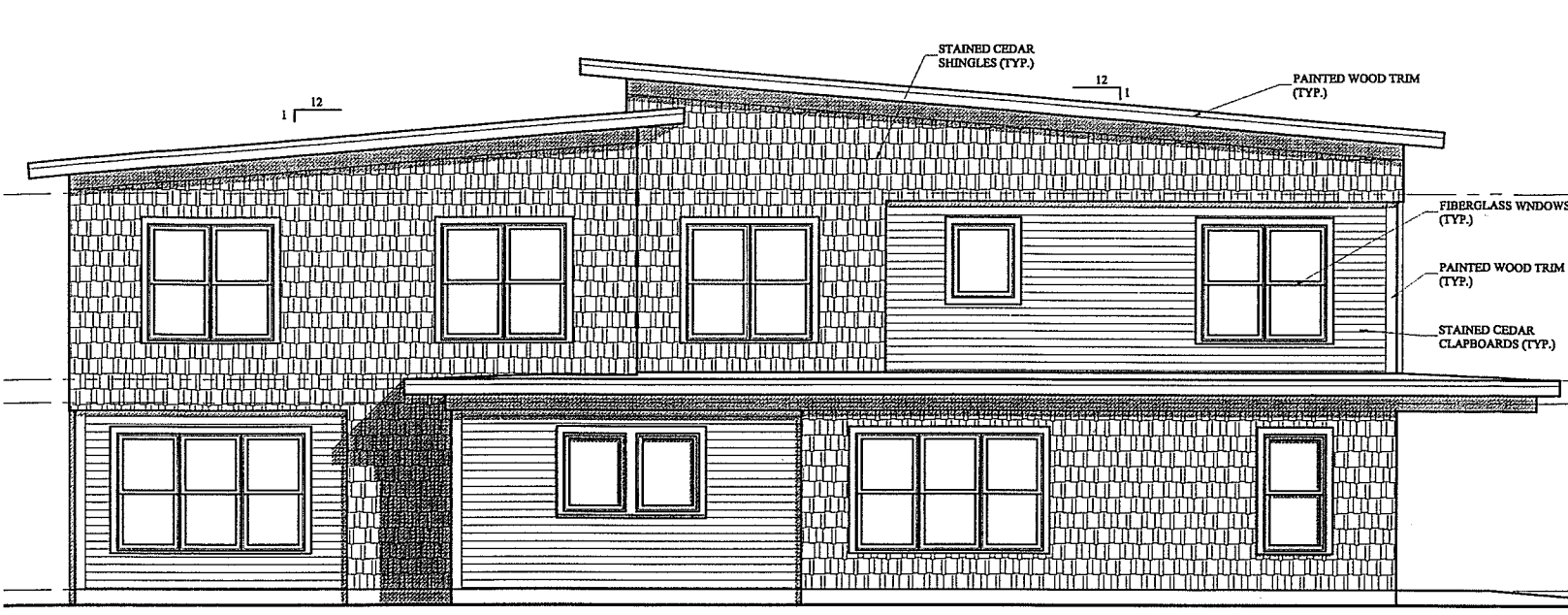
ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone: (802) 985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd., C-2
South Burlington, VT 05403
(802) 658-5588

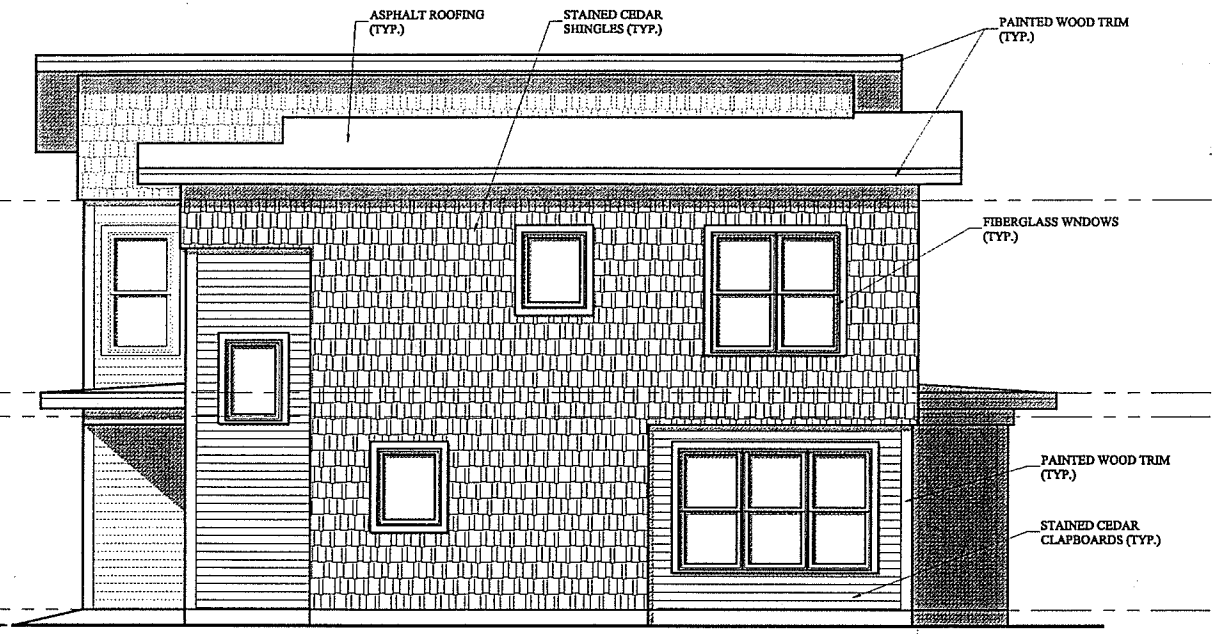
OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone: (802) 985-5395

CIVIL ENGINEER:
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1233 Shelburne Rd., C-2
South Burlington, VT 05403
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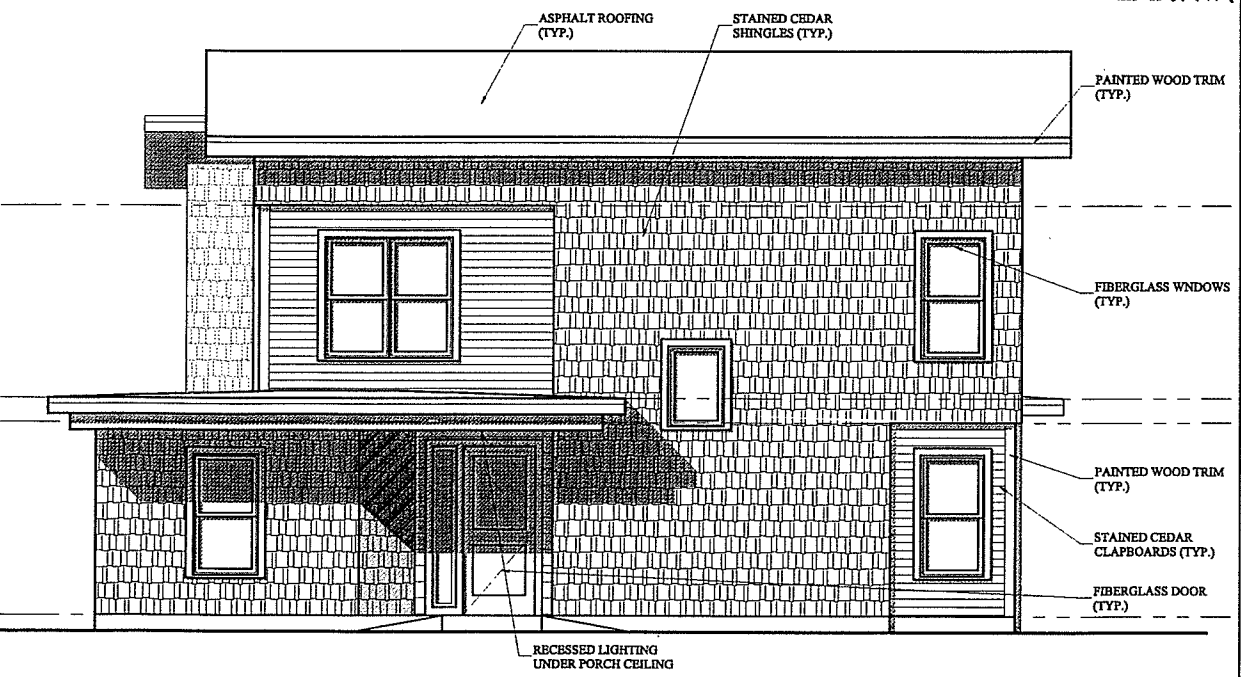
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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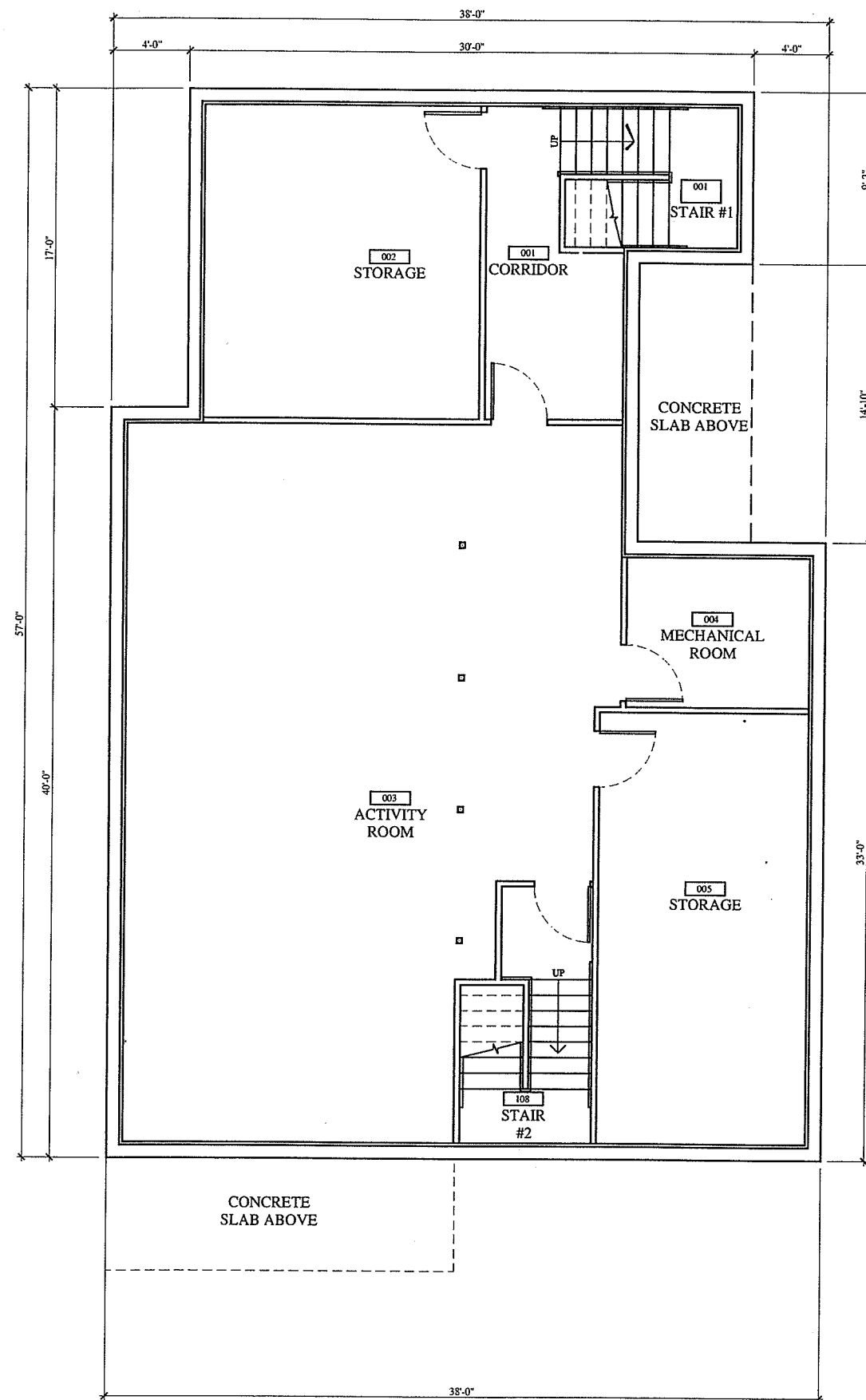
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DATE: 7.2.14

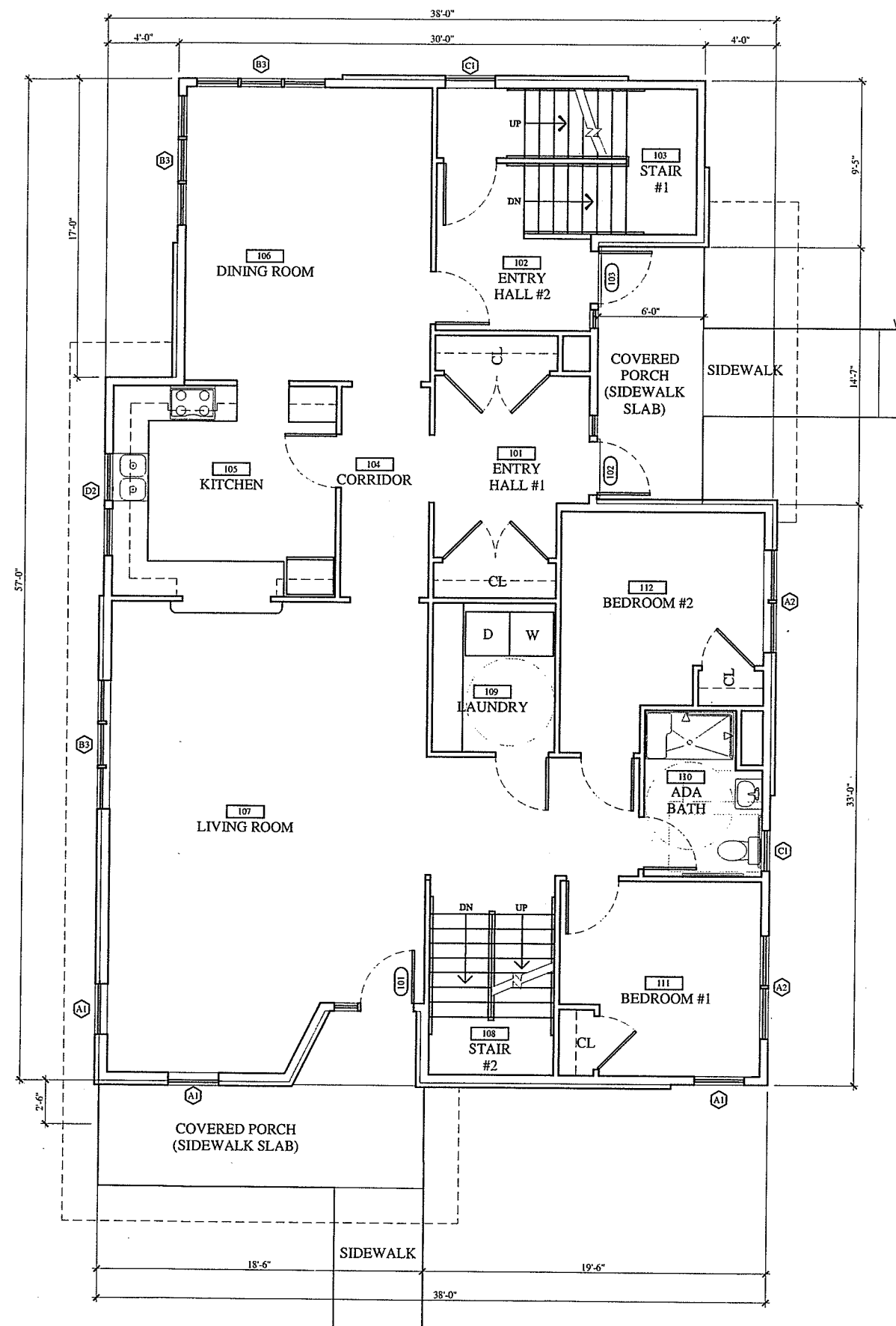
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EXTERIOR ELEVATION

A4.1



1 BASEMENT PLAN
SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

House

711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone: (802) 985-3395

CIVIL ENGINEER:
Summit Engineering, Inc.
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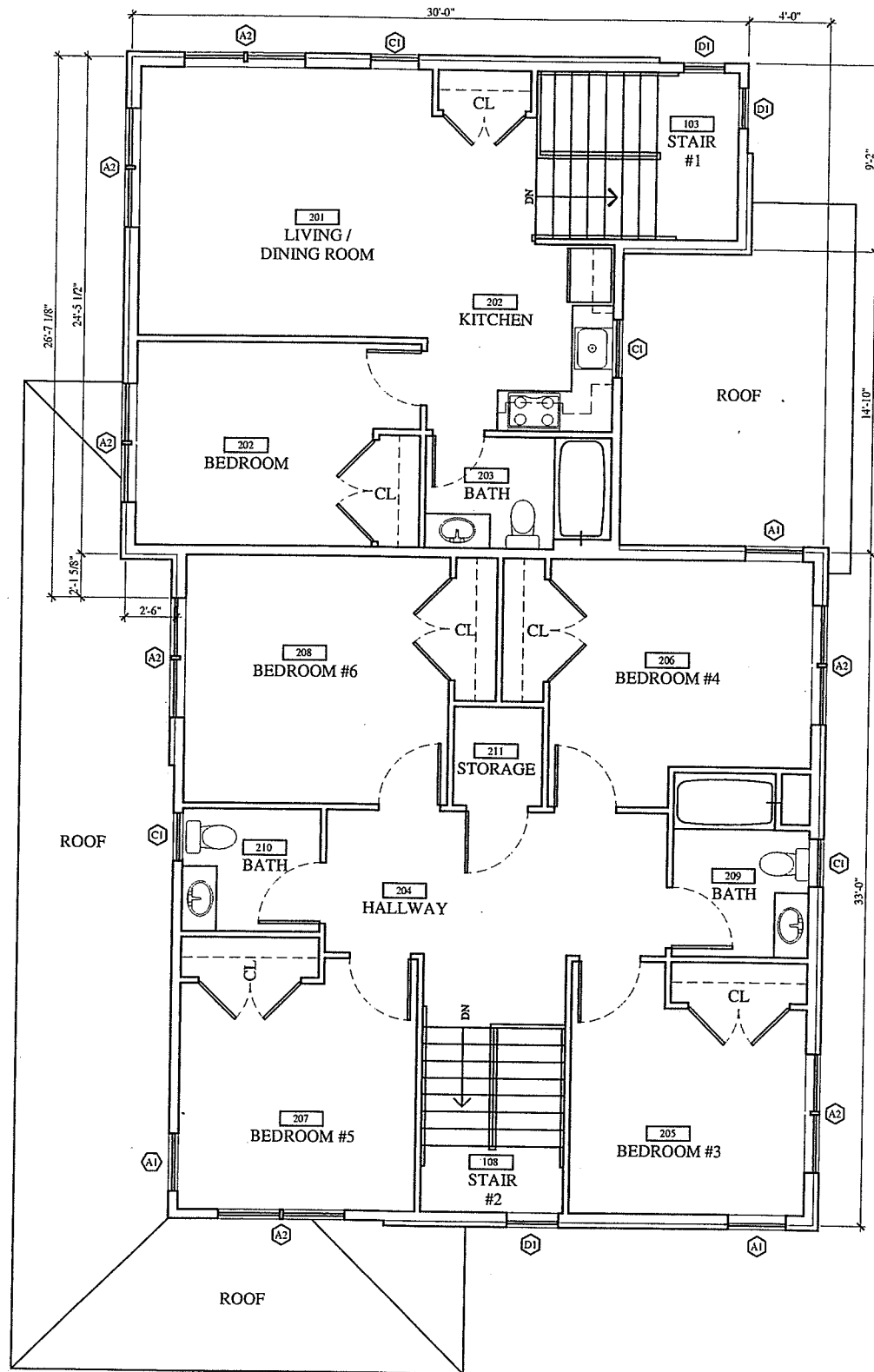
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DATE: 7.2.14

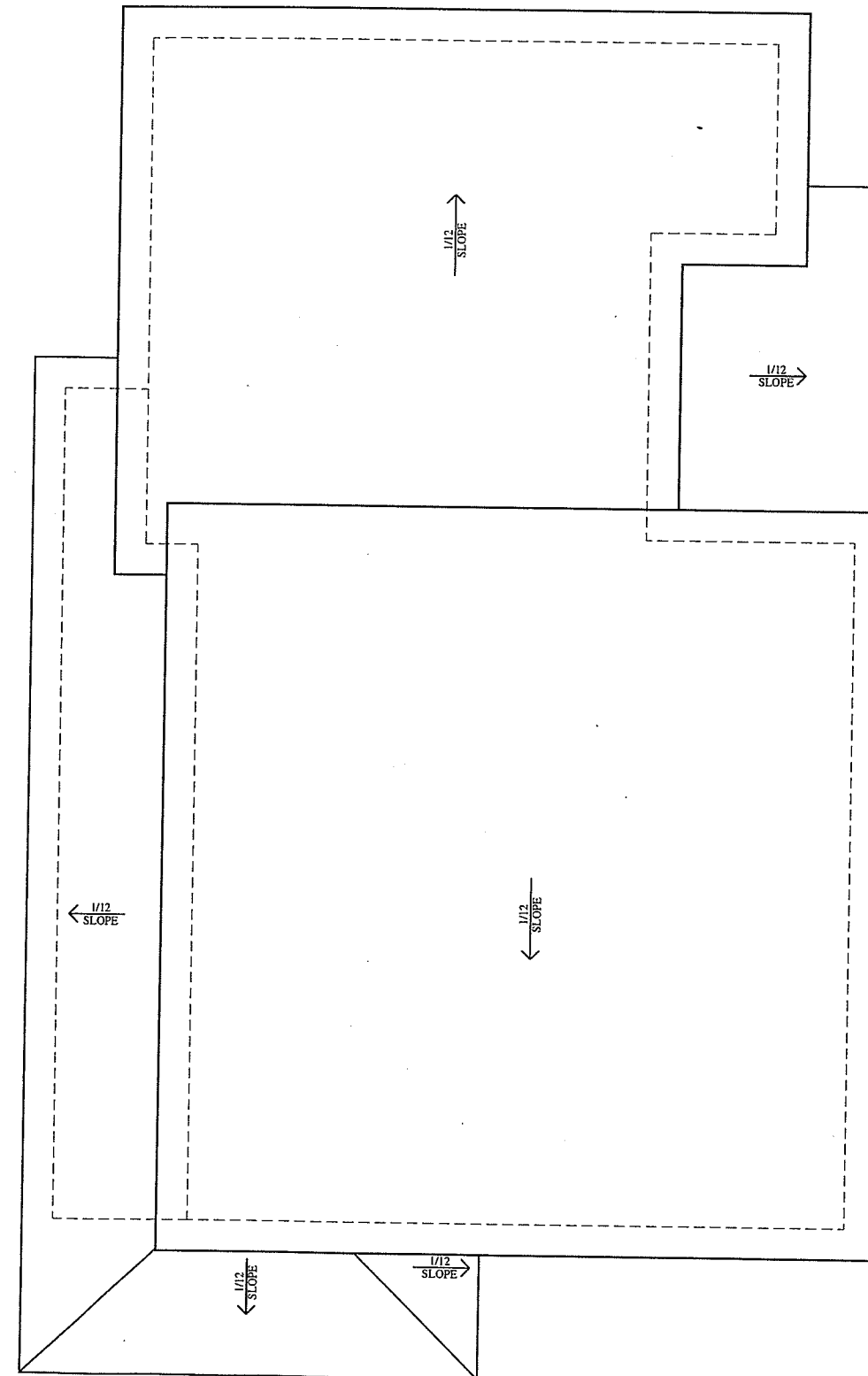
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BASEMENT & 1ST
FLOOR PLAN

A 2 1



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"

House
711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone: (802) 985-5595

CIVIL ENGINEER:
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SECOND FLOOR PLAN
& ROOF PLAN

1 2 3

110036
711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone: (802) 985-5595

CIVIL ENGINEER:
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1233 Shelburne Rd., C-2
South Burlington, VT 05403
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VIEW FROM INTERVALE AVE. AND RIVERSIDE AVE. INTERSECTION



VIEW FROM RIVERSIDE AVE. AND BRIGHT STREET INTERSECTION

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STREET VIEWS

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